HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Figure 1

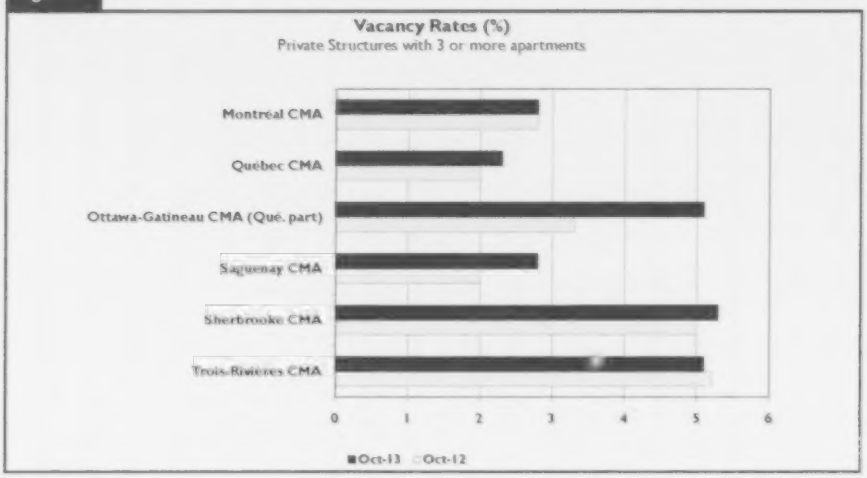
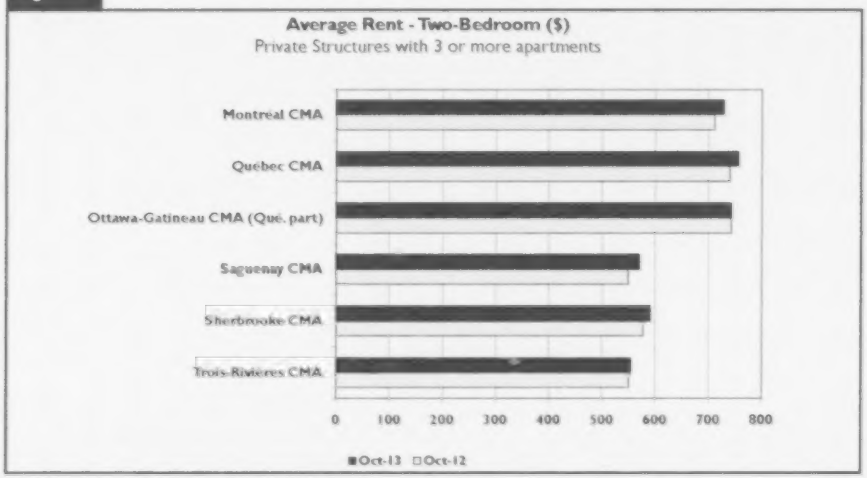


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- In october, the average vacancy rate for privately initiated structures with three or more units was 3.1 per cent Quebec urban centers (10,000 or more population).
- The vacancy rate remained stable compared to last year.
- The majority of the province's 45 urban centres did not record significant variations in their vacancy rate.
- The market is still tighter in the market segment of larger apartments.
- The average rent for two-bedroom apartments stood at $ 699. The estimate change in average rent was 1.7 per cent.

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Stability on most rental markets across Québec

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the overall vacancy rate for Quebec's urban centres (10,000 inhabitants and over) remained essentially unchanged from October of last year, having reached 3.1 per cent in 2013, compared to 3.0 per cent in 2012.

Regionally, most of the province's 45 urban centres did not see any change in their vacancy rates compared to October 2012. Nearly half of them did not register any statistically significant changes, and most of those that did posted increases that were relatively small overall.

As expected, this stability reflected the situation observed in the province's census metropolitan areas (CMAs) as a whole. The same held true for mid-size agglomerations. As for smaller agglomerations, they showed a very slight vacancy rate increase.

Supply and demand remain stable overall

While the changes in rental market conditions across Quebec continued to reflect the effects of the fundamentals on supply and demand, the diverse prevailing environments were such that these impacts varied depending on the areas.

The addition of new units to the rental housing supply remained slow in several large urban centres in Quebec over the past year. Investors focused on the more profitable condominium segment. That said, several agglomerations still registered increases in their rental housing supply, which affected their markets.

Over the same period, demand remained significant overall. In addition to the effect of the stable net migration, it should be noted that the movement to homeownership probably slowed down (weakened by the new financial framework and the stagnant job market conditions).

As with supply, there were regional differences in demand. In fact, the more or less favourable economic environment had an impact on net migration and, in turn, on rental housing demand.

Market segments

Once again this year, a review of the vacancy rates by unit size revealed relatively tight market conditions for larger apartments. The lower formation of young households, itself linked to the reduced access to the labour market, is one noteworthy working hypothesis with regard to smaller apartments, as they are more in demand by this demographic segment.

Meanwhile, demand for larger apartments has likely benefited from a substitution effect favouring these dwellings over starter homes (single-detached houses and condominiums). According to the survey results, a gap of 1.6 percentage points separates the vacancy rate for bachelor apartments from the rate for three-bedroom units.

Rents

The average rent for two-bedroom apartments for all Quebec urban centres reached $699 in October of this year. The averages were $531 for bachelor apartments and over $800 for units with three or more bedrooms. While the provincial average generally reflected the situation for all CMAs, the Montréal, Québec and Gatineau areas stood out with average rents hovering around $700, whereas the other three CMAs had monthly averages varying between $529 and $574.

Once again this year, the provincial average rent was about $100 higher than the average for centres with 50,000 to 99,999 inhabitants and about $150 higher than the average for the smaller agglomerations, where the average rents ranged from $400 to $600 according to apartment size. These gaps in the levels were mainly due to differences in the economic bases.

It is estimated that, since October 2012, the average rent for two-bedroom apartments in Quebec has risen by 1.7 per cent. Last year at the same time, the estimated change at the provincial level was 0.9 per cent over October 2011. The estimated change in the average rents registered this year was similar to the levels recorded for most CMAs. However, stronger increases were noted in areas where market conditions were tighter. This was the case for the Montréal, Québec and Saguenay CMAs. In the other urban agglomerations (less than 100,000 inhabitants), the average increases also exceeded the provincial rate.

In analyzing the rents, it is important not to interpret the changes in rents too strictly in line with the higher or lower vacancy rates as, in some cases, the results may seem counterintuitive. In fact, some composition effects still remain, for example, rental units renovated/upgraded or changing tenants, because the survey does not collect data to such level of details.

As for the different market segments according to apartment size, they all posted increases close to the provincial average.

Rental condominiums

For several years now, CMHC has been conducting a survey of the secondary rental market: that of rental condominiums. This is a noteworthy market, given the greater popularity of the condominium tenure option in the province's major centres.

In the Montréal CMA, about 12 per cent of the condominiums were rental units in October 2013, a proportion that was similar to that measured last year but higher than that estimated in 2011 (9.3 per cent). It should be noted that, during the past year, the condominium housing stock grew in Montréal. The rental condominium vacancy rate (2.7 per cent) remained stable for a third straight year and was again comparable to the rate on the purpose-built rental market (excluding the retirement home segment). Given these results, it would seem that, even with the increase in supply, demand has stayed strong on the secondary rental market in Montréal.

In the Québec CMA, the result was comparable to that observed in Montréal, as the condominium stock grew as did the share of rental units. According to the 2013 survey results, this proportion is close to 10 per cent. However, the vacancy rate rose significantly over the level recorded in the fall of 2012 (reaching 5.9 per cent this year, compared to 2.2 per cent last year) and therefore exceeded the vacancy rate on the conventional rental market (2.3 per cent). The increased level of condominium construction in the region and the easing in this market largely explains this shift.

A comparison of the results for Montréal and Québec interestingly revealed that the vacancy rate gaps between the secondary and conventional rental markets did not match the differences in the average rents. In fact, in Montréal (where the vacancy rates are the same), the gap in the average rents between two-bedroom rental condominiums and purpose-built rental housing units of the same bedroom type was estimated at 54 per cent, compared to about 30 per cent in Québec, where conditions on the secondary rental market were softer. The easing noted in Québec was attributable to a proportionally greater increase in supply in this CMA.

Considering these results and the significance of the condominium market in the province recently, it will be essential to closely track the secondary rental market over the coming years.

Notwithstanding these regional disparities, the notable rent gap between the secondary and conventional rental markets is explained by the fact that the condominium rental stock is relatively newer and generally more upscale than the purpose-built rental housing stock.

Around the province

In the Montréal CMA, the rental housing vacancy rate held steady at 2.8 per cent this year. This result was in line with the trend of relative stability that began in 2006 and reflected a context where demand and supply changed little in comparison with the prior year. Between the last two surveys, demand for rental housing, while supported by net migration, was limited by the sluggish job market conditions for young people aged from 15 to 24. On the supply side, very few new units have been added to the rental housing stock in recent years. The average rent for two-bedroom apartments reached $730, and the estimated change in the average apartment rent in this category was 2.0 per cent between October 2012 and October 2013.

The results of the October survey showed that, for a fourth year in a row, the market eased slightly in the Québec CMA, as the vacancy rate increased from 2.0 per cent last year to 2.3 per cent this past fall. With the upward trend in rental housing starts, market conditions have softened in recent years. That said, the current rate, which is relatively low, and the gradual easing indicate that the rental housing demand has remained strong. The fixed sample average rent increase for two-bedroom apartments was estimated at 1.0 per cent between the October 2012 and October 2013 surveys, and the average rent in this category was estimated at $757.

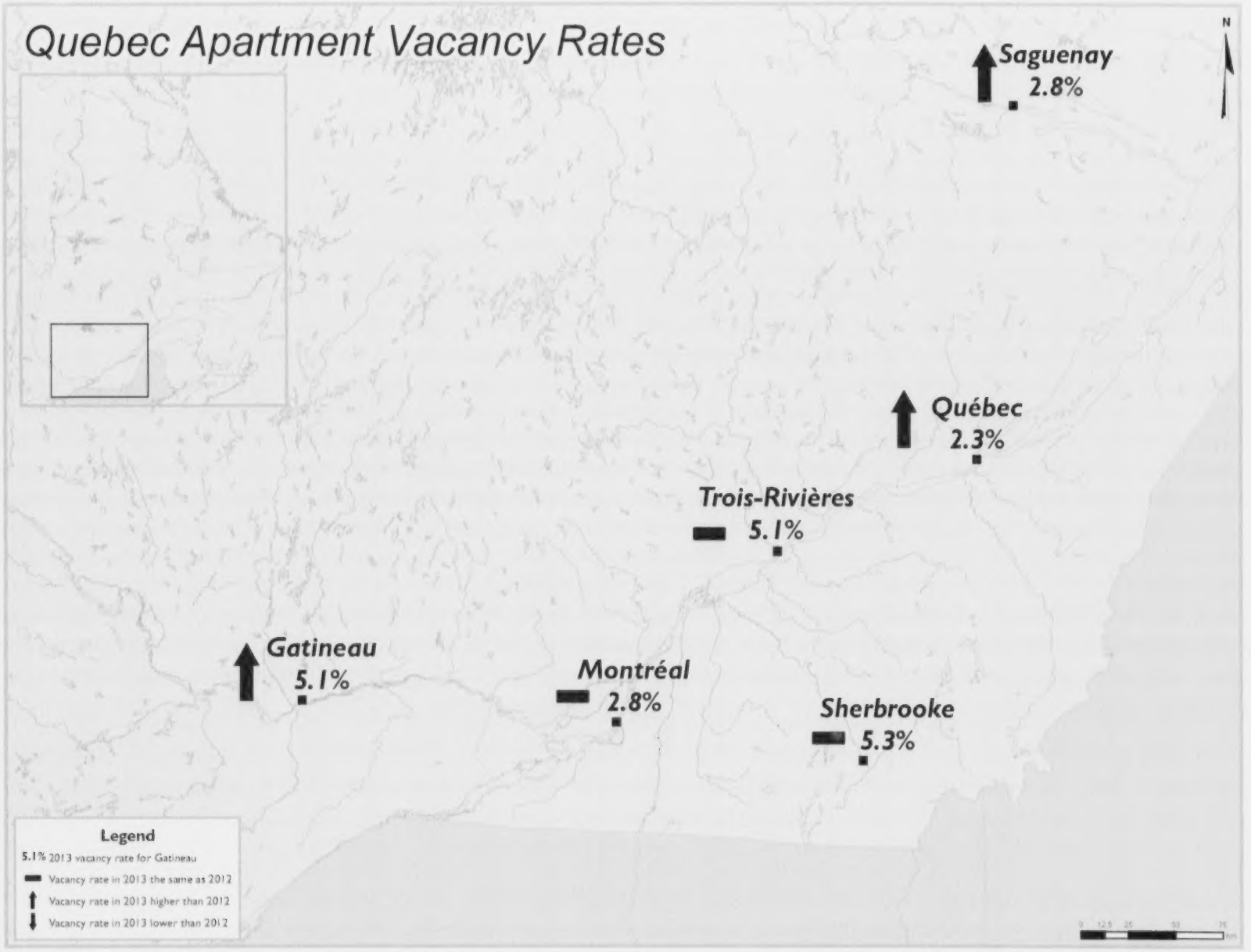
The Quebec part of the Ottawa-Gatineau CMA registered another notable increase its vacancy rate. In fact, the proportion of unoccupied units, which was 2.2 per cent in October 2011 and rose to 3.3 per cent in 2012, reached 5.1 per cent this year. The increase in the vacancy rate this year was attributable to a slowdown in demand for rental units, given that few new rental units were added to the area's housing stock in the past year. The average rent for two-bedroom apartments has now reached $744. The survey results indicate that the estimated change in the average apartment rent was negative compared to 2012.

Estimated at 5.3 per cent, the rental apartment vacancy rate remained relatively stable in the Sherbrooke CMA. This stability came on the heels of a period of easing from 2003 (vacancy rate of 0.7 per cent) to 2010 (4.6 per cent), during which the

movement to homeownership was sustained. The concurrent increases in demand and supply were such that the vacancy rate did not show any significant change this year over last year. According to the results of the October 2013 survey, the average two-bedroom apartment rent in the CMA reached $591. The estimated change in the average apartment rent was 1.1 per cent between the October 2012 and October 2013 surveys.

After easing last year, the rental market in the Trois-Rivières CMA remained stable this year. According to the fall survey results, the proportion of unoccupied units reached 5.1 per cent in October 2013. This stability of the rental market was largely due to a lower demand and a less abundant supply of new units. The average rent for two-bedroom apartments, estimated at $555, was among the lowest in the province, and the levels varied significantly depending on the sectors. The estimated change in the average rent was 1.1 per cent.

The vacancy rate on the Saguenay area rental market was estimated at 2.8 per cent in October 2013, compared to 2.0 per cent a year earlier. A decline in youth employment no doubt weakened demand for rental housing in the area, while the increase in rental project completions pushed up supply on this market. The average rent for two-bedroom apartments was estimated at $571.


Quebec Apartment Vacancy Rates
N
Saguenay
2.8%
Québec
2.3%
Trois-Rivières
5.1%
Gatineau
5.1%
Montréal
2.8%
Sherbrooke
5.3%
Legend
5.1% 2013 vacancy rate for Gatineau
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Qué. part)	2.3	**	3.2	5.8	3.4	4.9	3.0	4.0	3.3	5.1
Montréal CMA	4.4	3.8	3.0	3.1	2.6	2.5	2.1	2.3	2.8	2.8
Québec CMA	2.6	2.6	1.9	2.4	1.8	2.5	2.3	1.3	2.0	2.3
Saguenay CMA	3.7	4.4	2.5	3.7	2.1	2.9	1.0	1.5	2.0	2.8
Sherbrooke CMA	5.2	6.1	4.2	5.0	5.4	5.5	4.6	5.0	5.0	5.3
Trois-Rivières CMA	9.0	9.4	5.8	5.6	4.8	4.4	4.7	5.3	5.2	5.1
Québec CMAs	**4.3**	**3.9**	**3.0**	**3.3**	**2.7**	**2.8**	**2.4**	**2.5**	**2.9**	**3.0**
Québec CA 50,000-99,999	**9.8**	**9.1**	**5.0**	**5.7**	**3.5**	**3.7**	**3.7**	**3.5**	**4.3**	**4.4**
Québec CA 10,000-49,999	**6.7**	**6.5**	**4.7**	**5.2**	**3.3**	**3.4**	**2.9**	**3.3**	**3.8**	**4.0**
Québec 10,000+	**4.7**	**4.2**	**3.2**	**3.5**	**2.8**	**2.9**	**2.6**	**2.6**	**3.0**	**3.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Qué. part)	528	550	628	617	743	744	834	831	721	717
Montréal CMA	539	555	637	651	711	730	875	878	692	708
Québec CMA	510	513	618	634	741	757	873	886	712	726
Saguenay CMA	390	389	439	455	549	571	584	623	527	548
Sherbrooke CMA	390	391	466	471	578	591	710	713	565	574
Trois-Rivières CMA	374	367	440	439	550	555	609	607	526	529
Québec CMAs	**527**	**541**	**619**	**633**	**700**	**718**	**841**	**846**	**680**	**695**
Québec CA 50,000-99,999	**402**	**434**	**474**	**501**	**575**	**584**	**628**	**642**	**553**	**571**
Québec CA 10,000-49,999	**375**	**387**	**441**	**448**	**539**	**554**	**598**	**609**	**517**	**530**
Québec 10,000+	**515**	**531**	**603**	**618**	**681**	**699**	**803**	**812**	**662**	**678**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Qué. part)	853	871	5,106	5,132	11,518	11,546	2,820	2,861	20,297	20,410
Montréal CMA	45,713	45,281	135,044	133,472	213,234	265,689	59,531	57,966	453,522	502,408
Québec CMA	4,684	4,486	19,966	20,746	40,045	43,572	10,280	10,401	74,975	79,205
Saguenay CMA	270	305	2,297	2,568	8,900	10,243	1,566	1,751	13,033	14,867
Sherbrooke CMA	2,256	2,231	7,272	7,415	17,491	17,589	5,918	6,074	32,937	33,309
Trois-Rivières CMA	657	643	4,470	4,464	8,250	8,344	3,841	3,861	17,218	17,312
Québec CMAs	**54,433**	**53,817**	**174,155**	**173,797**	**299,438**	**356,983**	**83,956**	**82,914**	**611,982**	**667,511**
Québec CA 50,000-99,999	**2,269**	**2,326**	**9,205**	**9,428**	**20,901**	**21,006**	**8,340**	**8,473**	**40,715**	**41,233**
Québec CA 10,000-49,999	**2,530**	**2,581**	**10,243**	**10,676**	**23,490**	**24,824**	**7,424**	**7,710**	**43,687**	**45,791**
Québec 10,000+	**59,232**	**58,724**	**193,603**	**193,901**	**343,829**	**402,813**	**99,720**	**99,097**	**696,384**	**754,535**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Qué. part)	2.3	**	4.8	7.0	4.3	5.9	3.9	4.5	4.3	6.0
Montréal CMA	4.9	4.2	3.7	3.6	3.1	2.9	2.5	2.6	3.4	3.2
Québec CMA	2.9	3.8	2.4	2.9	2.1	3.1	2.5	1.7	2.3	2.9
Saguenay CMA	3.7	**	3.1	3.9	2.2	3.4	2.0	2.3	2.4	3.4
Sherbrooke CMA	5.5	6.4	4.4	5.2	5.6	5.6	4.7	5.3	5.2	5.5
Trois-Rivières CMA	9.0	9.6	6.1	6.1	5.1	4.7	4.7	5.3	5.4	5.4
Québec CMAs	**4.7**	**4.4**	**3.6**	**3.7**	**3.2**	**3.3**	**2.8**	**2.8**	**3.4**	**3.4**
Québec CA 50,000-99,999	**9.9**	**9.2**	**5.3**	**6.2**	**3.9**	**4.1**	**4.0**	**4.4**	**4.6**	**4.9**
Québec CA 10,000-49,999	**7.3**	**6.7**	**5.0**	**5.5**	**3.6**	**3.7**	**3.2**	**3.6**	**4.1**	**4.2**
Québec 10,000+	**5.0**	**4.6**	**3.8**	**3.9**	**3.2**	**3.3**	**2.9**	**3.0**	**3.5**	**3.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Ottawa-Gatineau CMA (Qué. part)	++	++	1.3	++	2.3	-1.6	1.5	++	1.7	-0.9
Montréal CMA	0.8	1.8	0.7	1.9	0.8	2.0	1.0	1.4	0.8	1.7
Québec CMA	++	1.8	1.9	1.8	2.3	1.0	1.9	1.5	1.9	1.6
Saguenay CMA	++	++	++	1.8	++	1.9	++	1.3	++	2.2
Sherbrooke CMA	++	2.0	++	1.7	0.8	1.1	++	1.7	0.5	1.4
Trois-Rivières CMA	**	++	-2.4	1.7	++	1.1	++	++	-1.1	0.8
Québec CMAs	**0.7**	**1.8**	**0.8**	**1.8**	**1.0**	**1.6**	**1.1**	**1.4**	**0.9**	**1.6**
Québec CA 50,000-99,999	**++**	**2.4**	**-0.9**	**2.2**	**++**	**2.0**	**++**	**1.2**	**-1.4**	**2.0**
Québec CA 10,000-49,999	**0.5**	**3.0**	**0.6**	**2.7**	**1.0**	**2.0**	**1.1**	**2.2**	**0.7**	**2.0**
Québec 10,000+	**0.7**	**1.8**	**0.7**	**1.9**	**0.9**	**1.7**	**1.0**	**1.4**	**0.7**	**1.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Amos CA	3.8	0.0	1.3	1.4	0.0	0.4	0.5	1.0	0.5	0.8
Rouyn-Noranda CA	1.0	1.8	1.2	0.2	0.1	0.5	0.3	0.6	0.5	0.6
Val D'Or CA	0.0	0.4	0.2	0.0	0.0	0.1	0.0	0.2	0.0	0.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Amos CA	379	382	409	417	515	539	575	575	499	515
Rouyn-Noranda CA	377	385	443	447	546	558	632	647	511	522
Val D'Or CA	362	394	431	452	525	540	594	603	504	522

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Amos CA	26	28	245	233	488	484	221	220	980	965
Rouyn-Noranda CA	320	306	733	746	1,434	1,417	398	414	2,885	2,883
Val D'Or CA	248	246	528	527	993	987	606	607	2,375	2,367

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Amos CA	3.8	0.0	1.7	1.8	0.4	0.4	0.5	1.0	0.8	0.9
Rouyn-Noranda CA	1.4	1.8	1.3	0.3	0.2	0.6	0.3	0.9	0.6	0.7
Val D'Or CA	1.2	1.3	0.6	1.2	0.2	0.2	0.3	0.3	0.4	0.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Amos CA	9.3	++	2.8	3.9	3.7	4.0	4.0	++	3.6	2.7
Rouyn-Noranda CA	2.2	3.6	2.0	2.9	2.5	3.4	3.9	2.8	2.8	3.5
Val D'Or CA	-2.5	7.3	3.4	6.0	3.0	2.9	2.6	3.0	1.6	3.0

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Drummondville CA	13.0	8.3	5.6	9.9	2.9	2.9	3.0	3.4	4.3	5.0
Zone 1-Drummondville	13.1	8.2	5.7	9.9	2.8	2.9	3.1	3.5	4.3	5.1
Zone 2-Peripheral Sectors	**	**	3.3	13.3	**	**	**	**	**	3.6
Victoriaville CA	13.7	9.7	4.6	6.6	5.3	3.7	5.2	5.3	5.6	5.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Drummondville CA	371	374	458	478	545	553	609	631	530	546
Zone 1-Drummondville	371	374	459	479	547	554	608	626	530	545
Zone 2-Peripheral Sectors	**	**	**	**	500	518	651	786	532	579
Victoriaville CA	327	333	415	418	509	518	590	588	496	500

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Drummondville CA	603	607	1,958	1,979	3,631	3,638	2,150	2,198	8,342	8,422
Zone 1-Drummondville	599	603	1,928	1,946	3,441	3,453	2,117	2,143	8,085	8,145
Zone 2-Peripheral Sectors	4	4	30	33	190	185	33	55	257	277
Victoriaville CA	275	282	788	797	1,936	1,979	995	1,029	3,994	4,087

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Drummondville CA	13.2	8.6	5.8	9.9	3.2	3.4	3.3	6.0	4.6	6.0
Zone 1-Drummondville	13.3	8.5	5.8	9.9	3.1	3.4	3.4	5.4	4.6	5.8
Zone 2-Peripheral Sectors	**	**	3.3	13.3	**	**	**	**	4.3	**
Victoriaville CA	13.7	9.7	4.8	6.6	5.5	4.0	6.1	5.5	6.0	5.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Drummondville CA	++	++	-3.3	4.3	-0.8	1.5	**	++	-2.9	2.0
Zone 1-Drummondville	++	++	-3.3	4.2	-0.8	1.6	-1.5	++	-2.8	2.0
Zone 2-Peripheral Sectors	**	**	**	**	**	++	**	**	**	4.3
Victoriaville CA	++	3.4	-1.1	1.9	0.8	1.3	++	++	++	1.5

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Montmagny V	3.8	6.7	2.9	0.8	2.6	1.0	3.9	0.0	2.9	1.1
St. Georges CA	**	**	10.0	6.2	2.8	3.0	2.8	3.5	4.9	4.4
Sainte-Marie V	3.0	15.4	4.8	4.6	3.9	3.5	3.7	1.5	4.0	4.0
Thetford Mines CA	9.6	15.9	6.7	10.5	5.5	3.7	2.7	4.1	5.6	6.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Montmagny V	357	371	436	436	529	527	532	538	500	501
St. Georges CA	306	308	391	390	488	490	489	483	463	463
Sainte-Marie V	323	332	398	407	542	550	582	584	516	521
Thetford Mines CA	373	379	378	378	442	439	480	462	426	421

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Montmagny V	30	31	124	132	396	409	62	63	612	635
St. Georges CA	64	60	477	478	1,366	1,374	203	207	2,110	2,119
Sainte-Marie V	35	48	181	194	639	645	136	135	991	1,022
Thetford Mines CA	71	69	332	338	566	571	199	198	1,168	1,176

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Montmagny V	3.8	6.7	3.9	0.8	2.6	1.0	3.9	0.0	3.1	1.1
St. Georges CA	**	**	10.5	6.7	2.9	3.2	2.8	5.2	5.0	4.8
Sainte-Marie V	**	15.4	5.9	4.6	3.9	3.5	3.7	1.5	4.5	4.0
Thetford Mines CA	9.6	15.9	7.0	11.1	5.6	3.9	3.8	4.7	6.0	6.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Montmagny V	1.9	3.1	-1.3	2.0	1.3	1.0	-2.1	1.5	++	1.3
St. Georges CA	**	++	-1.6	++	0.5	0.6	-0.6	0.8	++	0.7
Sainte-Marie V	-1.3	4.6	1.8	++	2.4	1.3	1.8	0.8	1.7	0.9
Thetford Mines CA	**	-0.9	2.0	0.5	0.9	1.7	1.0	2.3	++	1.2

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Baie-Comeau CA	3.5	1.3	3.4	2.4	1.2	3.3	0.0	3.0	1.9	2.8
Zone 1 - Mingan Sector	4.3	0.0	4.1	2.2	0.4	2.5	0.0	1.7	2.0	2.1
Zone 2 - Marquette Sector	**	6.1	2.4	2.6	2.0	4.1	0.0	4.4	1.8	3.8
Sept Îles CA	0.5	0.0	0.1	1.1	0.3	0.6	0.0	0.2	0.2	0.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Baie-Comeau CA	385	392	468	481	578	595	643	657	535	561
Zone 1 - Mingan Sector	383	389	485	497	610	612	667	670	546	573
Zone 2 - Marquette Sector	399	398	448	463	551	573	613	642	522	546
Sept Îles CA	465	464	518	549	612	653	669	687	583	614

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Baie-Comeau CA	80	80	446	449	616	618	246	248	1,388	1,395
Zone 1 - Mingan Sector	63	64	246	249	312	312	133	135	754	760
Zone 2 - Marquette Sector	17	16	200	200	304	306	113	113	634	635
Sept Îles CA	217	209	702	712	1,022	1,047	468	465	2,409	2,433

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Baie-Comeau CA	3.5	1.3	4.1	2.9	1.8	3.4	0.0	3.4	2.4	3.2
Zone 1 - Mingan Sector	4.3	0.0	4.9	3.2	0.7	2.5	0.0	1.7	2.4	2.4
Zone 2 - Marquette Sector	**	6.1	3.1	2.6	2.8	4.4	0.0	5.3	2.4	4.1
Sept Îles CA	0.5	0.0	0.1	1.1	0.3	0.6	0.0	0.2	0.2	0.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Baie-Comeau CA	-2.4	2.1	++	4.4	1.2	2.1	1.2	3.8	++	2.9
Zone 1 - Mingan Sector	-4.0	**	++	5.1	++	0.9	1.9	1.3	-1.0	2.3
Zone 2 - Marquette Sector	0.9	2.8	++	3.5	**	3.2	++	**	1.4	3.6
Sept Îles CA	5.9	5.2	2.9	6.5	2.1	4.8	1.9	5.9	2.9	4.8

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Gaspé V	**	3.1	1.6	5.7	0.7	3.0	1.6	7.6	1.5	4.7
Les Îles-de-la-Madeleine MÉ	**	**	4.8	9.0	2.4	4.7	0.0	**	3.2	6.7
Matane CA	10.5	4.7	3.9	5.2	2.6	3.2	0.0	2.3	3.5	3.9
Rimouski CA	5.9	7.0	1.8	1.7	2.8	4.5	**	5.2	2.7	4.0
Rivière-du-Loup CA	7.8	**	7.6	7.0	2.9	4.4	4.8	4.0	4.4	5.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Gaspé V	375	383	456	463	540	550	588	600	518	525
Les Îles-de-la-Madeleine MÉ	**	**	530	521	589	575	763	715	574	557
Matane CA	383	394	438	448	538	543	577	588	493	502
Rimouski CA	431	448	515	505	650	640	694	700	591	590
Rivière-du-Loup CA	347	357	425	427	564	572	597	607	525	538

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Gaspé V	34	34	192	192	271	274	122	119	619	619
Les Îles-de-la-Madeleine MÉ	1	1	89	96	132	135	11	11	233	243
Matane CA	145	142	482	478	626	642	176	171	1,429	1,433
Rimouski CA	585	579	1,419	1,434	2,357	2,355	651	662	5,012	5,030
Rivière-du-Loup CA	248	245	522	513	1,628	1,683	383	367	2,781	2,808

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Gaspé V	**	3.1	1.6	5.7	0.7	3.0	1.6	7.6	1.5	4.7
Les Îles-de-la-Madeleine MÉ	**	**	4.8	9.0	2.4	6.5	0.0	**	3.2	7.8
Matane CA	10.5	4.7	3.9	5.2	2.7	3.3	0.0	2.9	3.6	4.0
Rimouski CA	5.9	7.0	2.5	1.8	3.0	4.9	**	5.2	2.9	4.3
Rivière-du-Loup CA	7.8	**	7.8	7.9	3.1	4.7	5.3	4.0	4.7	5.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Gaspé V	++	1.1	1.3	2.3	1.4	2.4	2.2	1.8	1.8	1.7
Les Îles-de-la-Madeleine MÉ	**	**	++	++	-1.1	1.9	4.6	**	-0.8	1.1
Matane CA	2.3	2.2	1.4	2.2	2.4	1.1	2.6	3.4	1.2	1.6
Rimouski CA	++	++	**	++	++	++	++	++	++	++
Rivière-du-Loup CA	++	-1.3	-2.4	**	0.8	1.2	0.8	1.1	++	1.3

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Alma CA	14.5	13.8	6.9	4.7	3.2	4.3	1.9	2.8	3.7	4.2
Zone 1 - Alma South	**	16.1	9.4	3.4	3.7	4.1	1.1	2.1	4.4	3.8
Zone 2 - Alma North	0.0	**	4.4	6.1	2.5	4.6	2.9	3.7	2.9	4.7
Dolbeau-Mistassini CA	8.4	16.6	10.3	7.9	7.9	3.5	2.4	2.3	7.6	4.4
Zone 1 - Dolbeau	11.2	11.0	10.5	6.1	7.5	4.4	3.6	1.8	7.7	4.5
Zone 2 - Mistassini	**	**	9.7	12.9	8.7	1.6	0.0	3.4	7.4	4.2
Roberval V	0.0	12.8	9.2	2.8	2.3	4.2	0.0	9.1	3.5	4.8
Saint-Félicien V	0.0	4.5	0.9	1.0	3.5	5.0	3.1	3.2	2.7	3.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Alma CA	330	326	383	392	478	489	513	524	466	480
Zone 1 - Alma South	332	331	381	394	507	520	526	539	488	505
Zone 2 - Alma North	**	**	385	390	444	453	495	502	441	451
Dolbeau-Mistassini CA	280	283	344	353	426	441	467	467	417	425
Zone 1 - Dolbeau	276	278	352	363	446	465	487	487	434	444
Zone 2 - Mistassini	**	**	329	327	386	390	423	427	381	384
Roberval V	**	317	369	379	456	464	520	552	445	458
Saint-Félicien V	351	356	380	389	514	484	582	529	489	465

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Alma CA	22	21	292	284	1,152	1,178	374	372	1,840	1,855
Zone 1 - Alma South	18	18	163	160	618	634	192	192	991	1,004
Zone 2 - Alma North	4	3	129	124	534	544	182	180	849	851
Dolbeau-Mistassini CA	12	12	107	114	381	381	85	86	585	593
Zone 1 - Dolbeau	9	9	76	83	254	254	56	57	395	403
Zone 2 - Mistassini	3	3	31	31	127	127	29	29	190	190
Roberval V	6	8	120	120	307	302	78	79	511	509
Saint-Félicien V	21	21	107	111	292	295	65	66	485	493

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Alma CA	14.5	13.8	7.3	5.2	3.3	4.5	2.2	3.1	3.9	4.5
Zone 1 - Alma South	**	16.1	9.4	3.4	3.9	4.3	1.6	2.7	4.6	4.0
Zone 2 - Alma North	0.0	**	5.1	7.1	2.5	4.8	2.9	3.7	3.1	5.0
Dolbeau-Mistassini CA	8.4	16.6	10.3	7.9	7.9	3.5	2.4	2.3	7.6	4.4
Zone 1 - Dolbeau	11.2	11.0	10.5	6.1	7.5	4.4	3.6	1.8	7.7	4.5
Zone 2 - Mistassini	**	**	9.7	12.9	8.7	1.6	0.0	3.4	7.4	4.2
Roberval V	0.0	12.8	9.2	2.8	2.3	4.2	0.0	9.1	3.5	4.8
Saint-Félicien V	0.0	4.5	0.9	1.0	3.5	5.0	4.7	3.2	2.9	3.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Alma CA	**	-4.6	-1.8	2.2	++	1.5	++	++	++	1.6
Zone 1 - Alma South	++	++	++	1.5	1.3	1.3	1.6	2.4	1.2	1.4
Zone 2 - Alma North	**	**	-2.7	**	-1.6	1.8	**	++	-1.7	1.8
Dolbeau-Mistassini CA	**	++	-13.6	++	-6.3	1.1	-6.6	1.5	-7.3	0.8
Zone 1 - Dolbeau	**	**	**	++	-4.0	1.2	-6.1	1.3	-5.0	0.7
Zone 2 - Mistassini	**	**	-20.6	0.6	-11.2	1.0	-7.7	1.8	-11.9	0.9
Roberval V	**	**	++	4.3	-2.3	3.2	0.6	5.4	-0.8	3.3
Saint-Félicien V	2.0	++	-3.5	4.6	0.7	2.0	2.0	2.5	++	2.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Joliette CA	5.8	**	5.4	7.0	3.8	2.8	4.7	4.0	4.3	4.1
Joliette	6.2	**	6.4	8.5	2.7	4.4	5.4	6.3	4.3	6.1
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.6	4.0	4.9	1.4	**	0.3	4.4	1.6
Lachute CA	**	6.5	7.9	11.9	6.3	7.1	4.3	8.6	6.5	8.5
Mont-Laurier V	6.8	6.0	4.5	7.9	3.6	4.1	0.0	3.3	3.7	5.5
Prévost V	**	**	**	**	0.0	**	0.0	0.0	0.0	**
Rawdon MÉ	0.0	0.0	1.2	2.3	2.1	2.1	0.0	3.7	1.5	2.3
Saint-Agathe-des-Monts V(2)	n/a	**	n/a	5.7	n/a	7.7	n/a	3.8	n/a	6.9
Saint-Lin--Laurentides V	**	14.1	7.8	**	2.9	4.2	3.3	**	3.7	4.4
Sainte-Adèle V	**	**	8.6	4.4	7.8	4.5	4.8	6.8	8.5	5.8
Sainte-Sophie MÉ	**	**	7.1	0.0	3.0	0.0	0.0	**	3.5	1.4

[1]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Joliette CA	417	439	485	488	598	629	682	686	584	604
Joliette	425	440	478	482	592	611	686	706	573	588
St-Charles-Borromée/N.-D.-des-Pr	390	430	502	503	604	646	675	654	598	625
Lachute CA	401	412	448	459	563	573	594	604	530	542
Mont-Laurier V	352	371	417	424	505	517	554	567	468	477
Prévost V	**	**	535	534	613	780	838	901	675	724
Rawdon MÉ	432	381	422	436	573	570	604	647	549	549
Saint-Agathe-des-Monts V(2)	n/a	433	n/a	478	n/a	582	n/a	711	n/a	561
Saint-Lin--Laurentides V	**	451	462	467	627	659	716	731	608	631
Sainte-Adèle V	419	405	514	517	641	618	671	652	598	581
Sainte-Sophie MÉ	**	**	476	490	545	532	759	822	534	557

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Joliette CA	211	214	973	999	2,946	3,018	883	902	5,013	5,133
Joliette	185	189	715	723	1,393	1,419	533	549	2,826	2,880
St-Charles-Borromée/N.-D.-des-Pr	26	25	258	276	1,553	1,599	350	353	2,187	2,253
Lachute CA	45	46	232	223	501	518	121	131	899	918
Mont-Laurier V	92	91	385	380	492	486	139	135	1,108	1,092
Prévost V	1	2	30	30	52	79	29	32	112	143
Rawdon MÉ	15	15	92	88	248	238	55	60	410	401
Saint-Agathe-des-Monts V(2)	n/a	25	n/a	231	n/a	409	n/a	99	n/a	764
Saint-Lin--Laurentides V	6	7	75	75	301	386	73	72	455	540
Sainte-Adèle V	40	39	184	183	288	303	83	88	595	613
Sainte-Sophie MÉ	4	4	15	15	40	40	5	11	64	70

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Joliette CA	6.3	**	5.8	7.0	3.9	2.9	4.7	4.0	4.5	4.2
Joliette	6.8	**	7.0	8.5	2.7	4.6	5.4	6.3	4.5	6.2
St-Charles-Borromée/N.-D.-des-Pr	**	**	2.6	4.0	5.1	1.4	**	0.3	4.5	1.6
Lachute CA	**	6.5	7.9	13.2	6.9	9.5	4.3	9.4	6.8	10.2
Mont-Laurier V	9.0	9.7	5.6	8.2	4.0	4.3	1.4	3.3	4.6	6.0
Prévost V	**	**	**	**	0.0	**	0.0	0.0	0.0	**
Rawdon MÉ	0.0	0.0	1.2	2.3	2.1	2.1	0.0	7.3	1.5	2.9
Saint-Agathe-des-Monts V(2)	n/a	**	n/a	8.2	n/a	8.7	n/a	5.0	n/a	8.4
Saint-Lin--Laurentides V	**	14.1	7.8	**	3.7	6.4	3.3	5.1	4.3	6.4
Sainte-Adèle V	**	**	9.3	4.9	10.6	6.0	6.2	7.9	10.5	6.8
Sainte-Sophie MÉ	**	**	7.1	0.0	3.0	**	0.0	**	3.5	2.9

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Joliette CA	++	2.5	1.2	2.1	++	1.8	++	2.0	0.8	1.8
Joliette	++	2.7	2.7	**	++	++	++	2.2	1.4	1.4
St-Charles-Borromée/N.-D.-des-Pr	++	**	-1.1	2.7	++	2.6	++	++	++	2.4
Lachute CA	1.2	3.3	++	2.8	1.9	1.1	1.6	1.1	1.7	1.7
Mont-Laurier V	-5.3	3.6	1.0	0.7	-0.4	0.7	1.4	1.3	-0.4	1.3
Prévost V	**	**	**	**	++	2.3	**	**	**	++
Rawdon MÉ	**	**	++	**	++	2.5	**	**	++	**
Saint-Agathe-des-Monts V(2)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Saint-Lin--Laurentides V	**	**	6.1	**	**	**	**	++	++	4.5
Sainte-Adèle V	++	++	-2.6	++	++	1.8	**	++	**	++
Sainte-Sophie MÉ	**	**	-1.5	3.8	-4.1	2.6	++	++	++	2.7

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Cowansville CA	12.6	5.5	6.3	9.0	6.3	5.8	7.4	5.7	6.8	6.5
Granby CA	**	**	5.5	5.8	2.6	3.2	4.1	**	3.9	3.8
Marieville V(2)	n/a	10.0	n/a	6.8	n/a	3.5	n/a	3.7	n/a	4.8
Saint-Hyacinthe CA	11.6	15.0	4.6	3.6	3.1	1.5	4.8	3.8	4.3	3.1
Saint-Jean-sur-Richelieu CA	4.6	**	2.3	1.8	2.6	3.0	2.0	1.7	2.5	2.6
Zone 1 - Saint-Jean	4.8	**	2.5	1.9	3.0	3.2	**	**	2.8	2.7
Zone 2 - Iberville	**	**	0.0	**	2.7	**	**	**	2.9	2.7
Zone 3 - Saint-Luc	**	**	**	0.0	0.2	**	0.0	**	0.1	**
Salaberry-de-Valleyfield CA	**	**	3.1	4.0	3.7	4.0	2.9	**	4.0	3.7
Sorel-Tracy CA	11.1	13.1	6.7	7.1	4.2	4.7	3.4	4.6	4.8	5.4
Zone 1 - Sorel	**	**	5.4	10.9	4.6	4.5	2.5	1.3	4.5	5.2
Zone 2 - Peripheral Sectors	15.6	18.0	7.4	4.6	3.8	5.0	3.6	5.6	5.1	5.5

[1]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Cowansville CA	356	374	426	439	542	558	573	607	516	535
Granby CA	396	402	504	504	588	611	692	700	570	591
Marieville V(2)	n/a	465	n/a	509	n/a	598	n/a	660	n/a	574
Saint-Hyacinthe CA	413	446	477	490	593	588	657	649	567	575
Saint-Jean-sur-Richelieu CA	422	554	481	594	611	630	675	699	600	639
Zone 1 - Saint-Jean	420	557	482	603	599	629	661	684	582	632
Zone 2 - Iberville	**	**	452	455	606	583	650	693	603	587
Zone 3 - Saint-Luc	**	**	**	**	682	688	723	744	699	716
Salaberry-de-Valleyfield CA	400	427	463	463	588	596	622	636	549	562
Sorel-Tracy CA	376	359	467	438	519	526	576	589	514	513
Zone 1 - Sorel	375	327	436	429	520	526	567	584	510	512
Zone 2 - Peripheral Sectors	377	365	485	444	518	527	579	591	518	514

[1]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Cowansville CA	50	51	398	401	888	892	369	399	1,705	1,743
Granby CA	348	348	1,965	1,978	4,533	4,515	865	908	7,711	7,749
Marieville V(2)	n/a	45	n/a	163	n/a	435	n/a	92	n/a	735
Saint-Hyacinthe CA	381	387	1,547	1,559	3,416	3,425	1,285	1,319	6,629	6,690
Saint-Jean-sur-Richelieu CA	279	331	1,428	1,579	4,373	4,430	2,034	2,029	8,114	8,369
Zone 1 - Saint-Jean	273	323	1,338	1,486	3,219	3,271	1,380	1,364	6,210	6,444
Zone 2 - Iberville	3	5	74	77	551	560	172	170	800	812
Zone 3 - Saint-Luc	3	3	16	16	603	599	482	495	1,104	1,113
Salaberry-de-Valleyfield CA	118	106	597	591	1,226	1,288	331	326	2,272	2,311
Sorel-Tracy CA	76	77	585	574	1,885	1,934	361	359	2,907	2,944
Zone 1 - Sorel	23	22	221	226	1,065	1,103	80	80	1,389	1,431
Zone 2 - Peripheral Sectors	53	55	364	348	820	831	281	279	1,518	1,513

[1]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Cowansville CA	12.6	5.5	6.6	9.0	6.8	5.9	7.4	5.7	7.1	6.6
Granby CA	**	**	5.6	**	2.8	3.3	4.6	2.2	4.1	4.2
Marieville V(2)	n/a	10.0	n/a	6.8	n/a	3.8	n/a	3.7	n/a	5.0
Saint-Hyacinthe CA	11.6	15.0	4.6	3.6	3.2	1.5	4.8	3.8	4.4	3.1
Saint-Jean-sur-Richelieu CA	4.6	**	2.3	2.5	3.0	3.5	2.1	1.7	2.7	2.9
Zone 1 - Saint-Jean	4.8	**	2.5	2.6	3.3	3.8	**	**	3.0	3.2
Zone 2 - Iberville	**	**	0.0	**	3.1	**	**	**	3.1	2.7
Zone 3 - Saint-Luc	**	**	**	0.0	1.1	**	0.5	**	0.8	**
Salaberry-de-Valleyfield CA	**	**	3.1	4.0	3.8	4.0	2.9	**	4.1	3.7
Sorel-Tracy CA	15.1	13.1	7.2	7.3	4.4	4.9	4.0	4.9	5.2	5.6
Zone 1 - Sorel	**	**	6.3	11.4	4.6	4.6	2.5	1.3	4.8	5.4
Zone 2 - Peripheral Sectors	17.5	18.0	7.7	4.6	4.3	5.4	4.4	6.0	5.6	5.8

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Cowansville CA	++	**	++	1.0	1.6	2.5	1.6	2.5	1.1	2.4
Granby CA	++	**	**	1.0	++	1.9	1.4	1.7	**	2.0
Marieville V(2)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Saint-Hyacinthe CA	++	3.6	++	++	1.0	3.1	++	3.0	++	2.3
Saint-Jean-sur-Richelieu CA	**	**	++	4.6	1.4	2.4	++	**	++	2.8
Zone 1 - Saint-Jean	**	**	++	4.4	++	2.6	++	++	++	3.4
Zone 2 - Iberville	**	**	**	**	++	2.7	**	1.5	++	2.6
Zone 3 - Saint-Luc	**	**	**	**	++	++	++	++	++	++
Salaberry-de-Valleyfield CA	**	**	2.6	**	++	++	++	++	++	++
Sorel-Tracy CA	1.2	2.1	1.3	1.9	1.2	1.2	1.0	2.0	1.3	1.5
Zone 1 - Sorel	**	**	3.9	**	2.2	0.8	**	3.0	2.4	0.9
Zone 2 - Peripheral Sectors	1.8	2.4	++	2.1	++	1.8	1.6	1.8	++	2.0

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
La Tuque City	**	0.0	15.0	14.1	7.4	6.4	4.9	3.8	9.0	8.1
Shawinigan CA	24.9	**	11.5	14.3	8.5	9.0	8.5	6.6	9.3	9.4
Zone 1-Downtown	**	**	12.1	5.8	9.3	10.0	3.2	1.7	8.7	6.5
Zone 2-Northeastern Sector	**	**	10.0	**	11.1	14.3	13.7	12.3	11.6	14.4
Zone 3-Shawinigan-Sud	**	**	12.6	**	**	4.6	**	**	8.4	**
Zone 4-Grand-Mère/Saint-Georges	**	**	12.0	**	5.1	3.4	5.4	**	6.7	5.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
La Tuque City	320	324	350	357	404	413	474	478	400	407
Shawinigan CA	297	305	370	365	439	454	472	488	433	447
Zone 1-Downtown	301	291	374	353	396	410	432	427	401	401
Zone 2-Northeastern Sector	281	346	367	367	383	399	458	459	398	410
Zone 3-Shawinigan-Sud	305	317	383	377	529	557	562	610	507	534
Zone 4-Grand-Mère/Saint-Georges	**	**	358	359	467	478	460	470	442	454

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
La Tuque City	17	16	210	209	352	351	145	145	724	721
Shawinigan CA	73	74	888	899	2,591	2,643	1,355	1,357	4,907	4,973
Zone 1-Downtown	33	32	178	192	350	338	346	339	907	901
Zone 2-Northeastern Sector	20	20	293	282	1,084	1,093	484	485	1,881	1,880
Zone 3-Shawinigan-Sud	11	13	226	235	564	601	292	310	1,093	1,159
Zone 4-Grand-Mère/Saint-Georges	9	9	191	190	593	611	233	223	1,026	1,033

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
La Tuque City	**	0.0	16.0	14.1	8.6	6.4	7.0	3.8	10.2	8.1
Shawinigan CA	26.3	**	13.3	15.7	9.3	9.9	9.3	8.0	10.3	10.5
Zone 1-Downtown	**	**	13.1	**	10.4	10.7	4.4	4.3	9.9	8.0
Zone 2-Northeastern Sector	**	**	10.4	**	11.8	14.7	14.5	12.7	12.3	15.0
Zone 3-Shawinigan-Sud	**	**	15.6	**	7.9	**	**	**	9.6	8.8
Zone 4-Grand-Mère/Saint-Georges	**	**	15.3	17.4	5.7	4.6	**	3.2	8.0	6.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
La Tuque City	++	1.7	-3.0	2.1	-1.4	1.2	++	1.2	-2.6	1.6
Shawinigan CA	**	++	-2.8	++	-6.1	1.9	-3.4	++	-6.1	1.2
Zone 1-Downtown	++	++	++	++	-5.6	**	-4.9	++	-5.1	**
Zone 2-Northeastern Sector	**	**	++	++	-8.7	**	**	++	-8.8	1.6
Zone 3-Shawinigan-Sud	++	**	**	++	-5.1	++	++	-1.0	-4.3	++
Zone 4-Grand-Mère/Saint-Georges	**	**	-3.3	++	-2.7	++	-3.9	++	-3.9	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Québec - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Montréal CMA	2.7	2.7	2.8	2.8
Québec CMA	2.2	5.9	2.0	2.3

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Québec - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Montréal CMA	**	555	1,003	651	1,121	730	1,261	878
Québec CMA	**	513	842	634	980	757	1,020	886

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
Québec - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Montréal CMA	**	**	984	1,003	1,027	1,121	934	1,261	997	1,124
Québec CMA	**	**	**	842	1,022	980	1,134	1,020	927	958

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Québec - October 2013

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Montréal CMA	130,691	141,673	14,334	17,198	11.0	12.1	2.7	2.7
Québec CMA	25,642	28,294	2,297	2,806	9.0	9.9	2.2	5.9

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Montréal CMA										
Single Detached	**	**	**	**	648	663	1,166	1,052	990	947
Semi detached, Row and Duplex	**	**	563	549	728	716	817	862	737	746
Other-Primarily Accessory Suites	**	**	538	523	683	711	868	832	682	659
Total	**	**	547	535	705	711	899	898	744	743
Québec CMA										
Single Detached	**	**	**	**	742	**	1,012	**	928	954
Semi detached, Row and Duplex	**	**	557	**	654	605	778	767	682	657
Other-Primarily Accessory Suites	**	**	566	**	652	639	740	**	646	663
Total	**	**	562	581	661	627	816	843	695	695

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec - October 2013		
	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Montréal CMA		
Single Detached	13,559	13,242
Semi detached, Row and Duplex	61,913	67,415
Other-Primarily Accessory Suites	43,884	29,311
Total	119,356	109,969
Québec CMA		
Single Detached	2,683	2,550
Semi detached, Row and Duplex	10,578	10,931
Other-Primarily Accessory Suites	8,564	6,618
Total	21,825	20,100

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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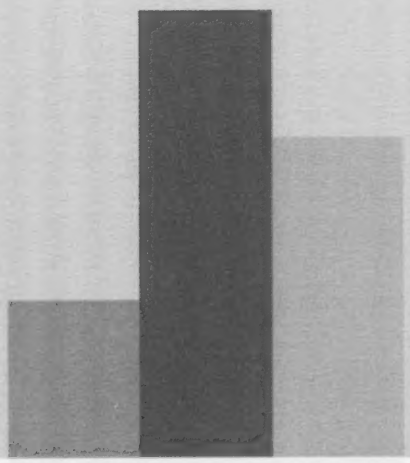

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